

Land Bank Board of Trustees Meeting

June 21, 2016

City Commission Room, 701 N. Jefferson, Junction City KS 66441

Mick McCallister
Phyllis Fitzgerald
Pat Landes
Jim Sands
Michael Ryan

1. 6:45 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

- a. Consideration of Land Bank Minutes for June 7, 2016 Meeting. (p.2)
- b. Consider the offer from Kyle & Harmony Ibarra to purchase Lot 32, Block 2 of Sutter woods. (p.5)
- c. Consider the offer from Savenia Robbins to purchase Lot 51 and Lot 53 of Deer Creek Addition #2. (p.10)

3. ADJOURNMENT:

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- a. Consideration of Land Bank Minutes for June 7, 2016 Meeting.

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

June 7, 2016

6:45 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, June 7, 2016 with Chairman Mick McCallister presiding.

The following members of the Land Bank were present: Mick McCallister, Michael Ryan Via Phone, Pat Landes, Jim Sands, and Phyllis Fitzgerald. Staff present was: Allen Dinkel, Cheryl Beatty, and Shawna Settles.

NEW BUSINESS

Land Bank Minutes for May 17, 2016 Meeting were presented for consideration. Trustee Landes moved to approve Land Bank Minutes for May 17, 2016 Meeting, seconded by Trustee Sands. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

Resolution No. 4-2016 the Offer from John Kramer to Purchase Lot 1, Block 1, Cherokee Addition for \$11,625.00 was presented. Planning & Zoning Director Yearout gave details and answered questions. Trustee Landes moved to approve Resolution No. 4-2016 the Offer from John Kramer to Purchase Lot 1, Block 1, Cherokee Addition for \$11,625.00, seconded by Trustee Fitzgerald. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

The request from Westar for a Utility Easement on Lot 10 of Patriot Ridge Addition was presented. City Manager Dinkel explained the request and answered questions. The Commission agreed to propose a price of \$2,500.00 for the requested Utility Easement to Westar. No action taken.

The request from KDOT for Right-of-Way and Easement of Land Bank Property was presented. City Manager Dinkel and City Attorney Logan gave an update on both requests and answered questions. No action taken.

ADJOURNMENT

Trustee Landes moved, seconded by Trustee Sands to adjourn at 6:59 p.m. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 21ST DAY OF JUNE AS THE OFFICIAL
COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES
MINUTES FOR JUNE 7, 2016.

Shawna Settles, Secretary

Mick McCallister, Chairman

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- b. Consider the offer from Kyle & Harmony Ibarra to purchase Lot 32, Block 2 of Sutter woods.

City of Junction City

City Commission

Agenda Memo

06-21-2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Offer to Purchase Land Bank Lot – Kyle & Harmony Ibarra

Objective: Consideration of the Offer to Purchase one Land Bank Lot (Sutter woods Lot 32, Block 2) from Kyle & Harmony Ibarra.

Explanation of Issue: The Junction City Land Bank received a written offer from Kyle & Harmony Ibarra on May 31, 2016, to purchase Lot 32, Block 2 of Sutter woods in the amount of \$4,000.00. This property does have specials so action by the City Commission will be required. The buyer is requesting a lower price in specials. They have proposed to pay \$1,440.32 instead of \$2,079.08.

Staff Recommendation:

Suggested Motion:

Trustee_____moved the Junction City Land Bank Board of Trustees to accept/reject/counter the offer to purchase from Kyle & Harmony Ibarra in the amount of \$4,000.00 for Lot 32, Block 2 of Sutter woods and the specials in the amount of \$1,440.32/\$2,079.08 to be reamortized per year.

Trustee_____seconded the motion.

Attachments: Written Offer and aerials of the property.

Kyle & Harmony Ibarra
2440 Sawmill Rd
Junction City, Kansas 66441
May 25, 2016

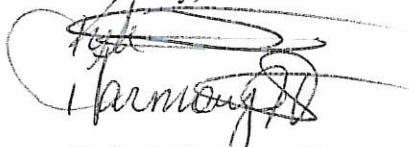
City of Junction City Zoning
Land Bank Board of Trustees
City of Junction City
700 North Jefferson
Junction City, Kansas 66441

Land Bank Board of Trustees:

We are Kyle and Harmony Ibarra and are the current property owners at 2440 Sawmill Rd, Sutter Woods Block 2 lot 33 and we are interested in purchasing Sutter Woods Block 2 lot 32. Our intent is to expand our current lot with lot 32. This lot expansion will provide excellent space for my family to spend more time out side and give us the space we need to have a playground installed for our children, since there is not a park in close proximity to our home. In the future we would possibly add another garage which would increase the value of our property thus increasing the tax value of our property.

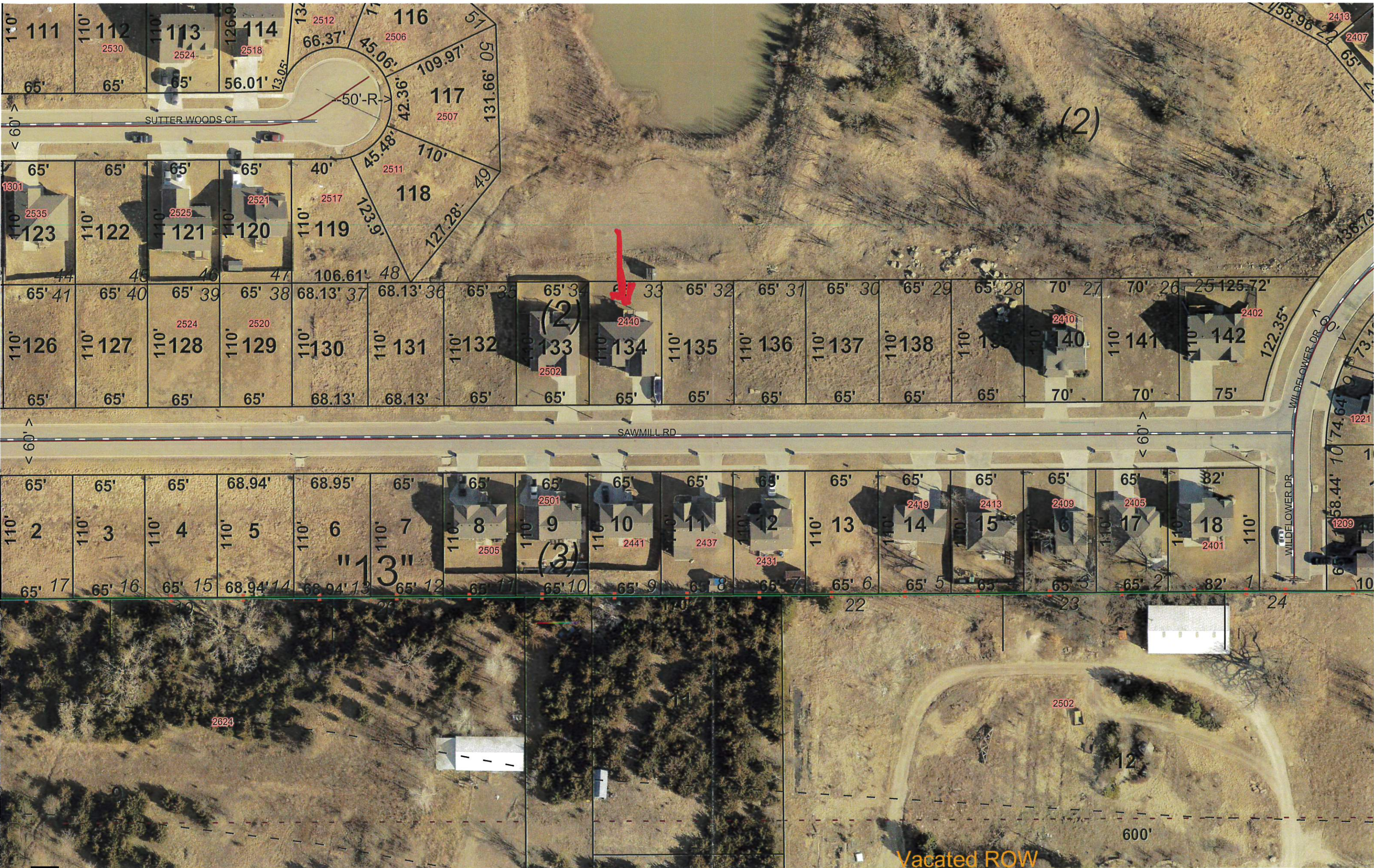
I would initially like to submit a bid of \$4,000 and possibly lower the special to \$1,440.32 from \$2,079.08 as we would not tap into any sewer or water for this property. I can understand paying the special assessments for paving and storm sewer as that is need for the property. I feel if the property is adjusted for one continuous lot and be plotted as such, then one should not have to pay additional specials for the water and sewer as we are already paying that on my current lot. I think paying half of the water and sewer improvements are more than sufficient enough for the lot as I have no intentions of keeping the lot separate or building a single family home on the lot.

Sincerely,

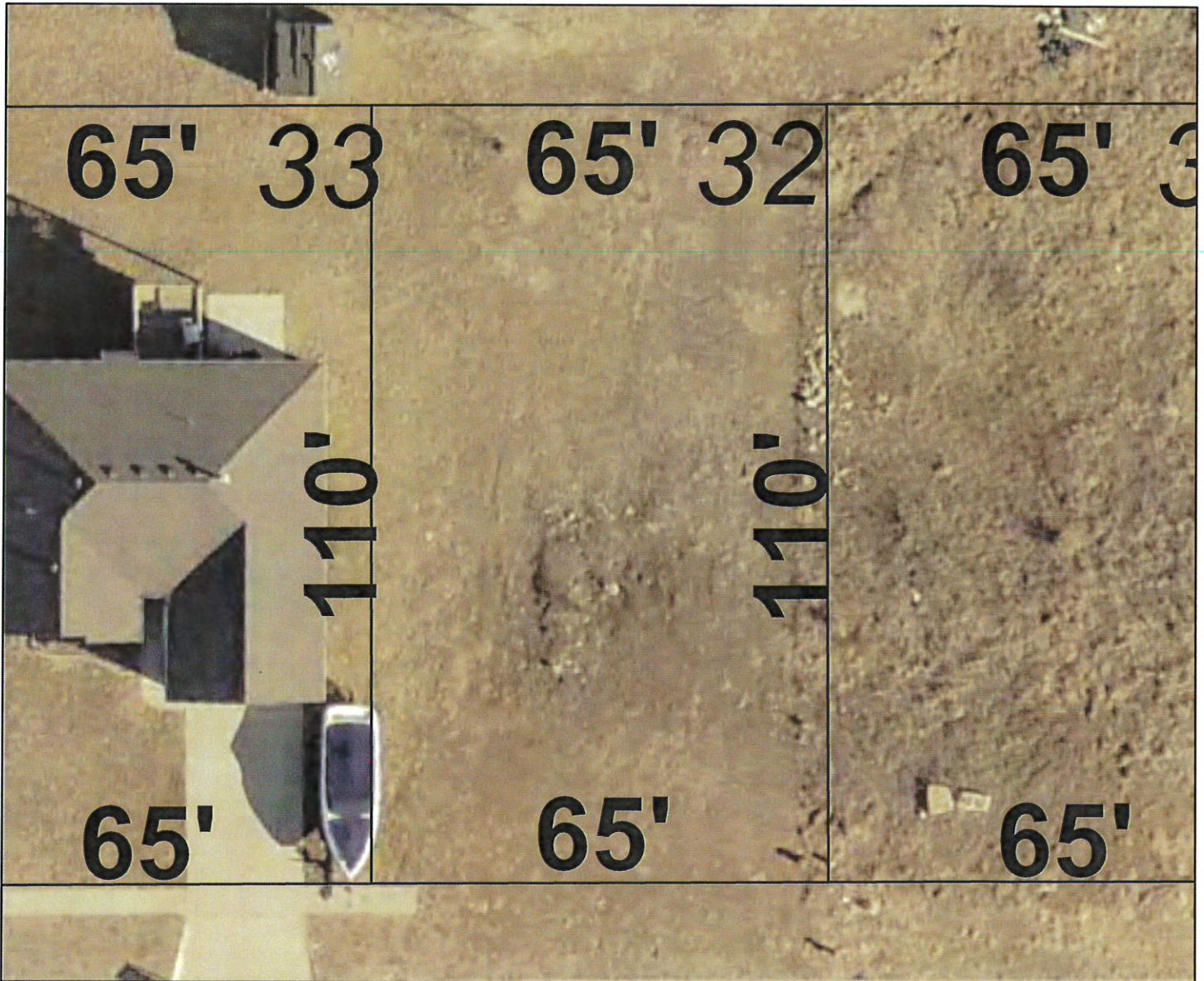


Kyle & Harmony Ibarra

RECEIVED
MAY 31 2016
Junction City/Geary County
Planning and Zoning



Junction City Land Bank



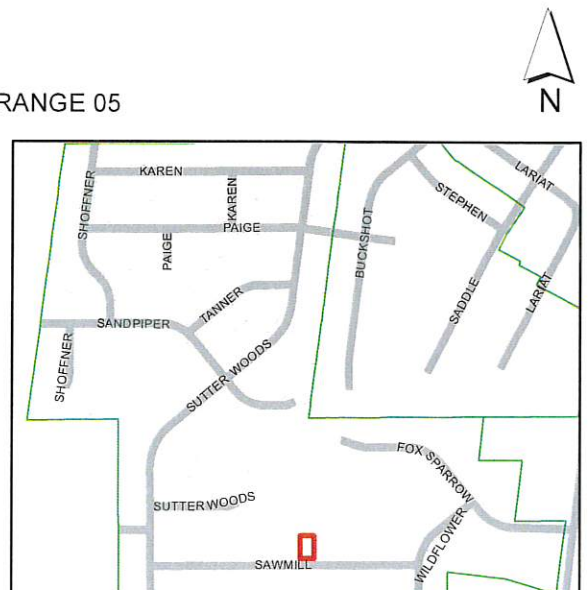
SUTTER WOODS SUB , BLOCK 2 , Lot 32 , SECTION 04 TOWNSHIP 12 RANGE 05

Sq. Ft. 7,149.95

Parcel ID: 1120404001135000

Tax ID: 1-03448ABD

Appraised Value: \$10900



Land Bank Board of Trustees Meeting

Backup material for agenda item:

- c. Consider the offer from Savenia Robbins to purchase Lot 51 and Lot 53 of Deer Creek Addition #2.

City of Junction City

City Commission

Agenda Memo

06-21-2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

**Subject: Offer to Purchase Land Bank Lot – Savenia Robbins –
Deer Creek Addition #2**

Objective: Consideration of the Offer to Purchase two Land Bank Lots (Deer Creek Addition # 2 Lots 51 and 53) from Savenia Robbins.

Explanation of Issue: The Junction City Land Bank received a written offer from Savenia Robbins on May 19, 2016, to purchase Lots 51 and 53 of Deer Creek Addition # 2 in the amount of \$6000.00 (at \$3,000.00 per lot). These properties do have specials which the buyer is aware of so action by the City Commission will be required. The amount of the specials is \$1813.39/year which will be reamortized over a 20-year period.

Staff Recommendation:

Suggested Motion:

Trustee_____moved the Junction City Land Bank Board of Trustees to accept/reject/counter the offer to purchase from Savenia Robbins in the amount of \$3,000 per lot for Lots 51 and 53, Deer Creek Addition #2 and the specials in the amount of \$1813.39 per lot to be reamortized.

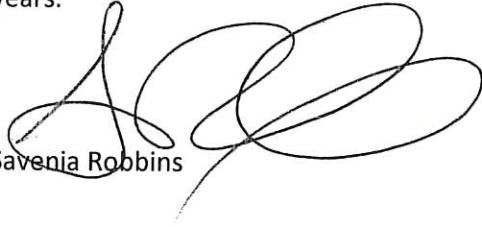
Trustee_____seconded the motion.

Attachments: Written Offer and aerials of the property.

17 May 2016

Attn: David Yearout

I would like to purchase 2 Lots in Deer Creek Addition #2; Lot 51 and Lot 53 totaling 1.204 acres on Arrowhead Court from Junction City Land Bank. My offer is \$6,000.00 (at \$3,000.00 a lot). My family and I have resided on Lot 52 for the past 6 years with no future plans to move within the next 5 to 10 years.

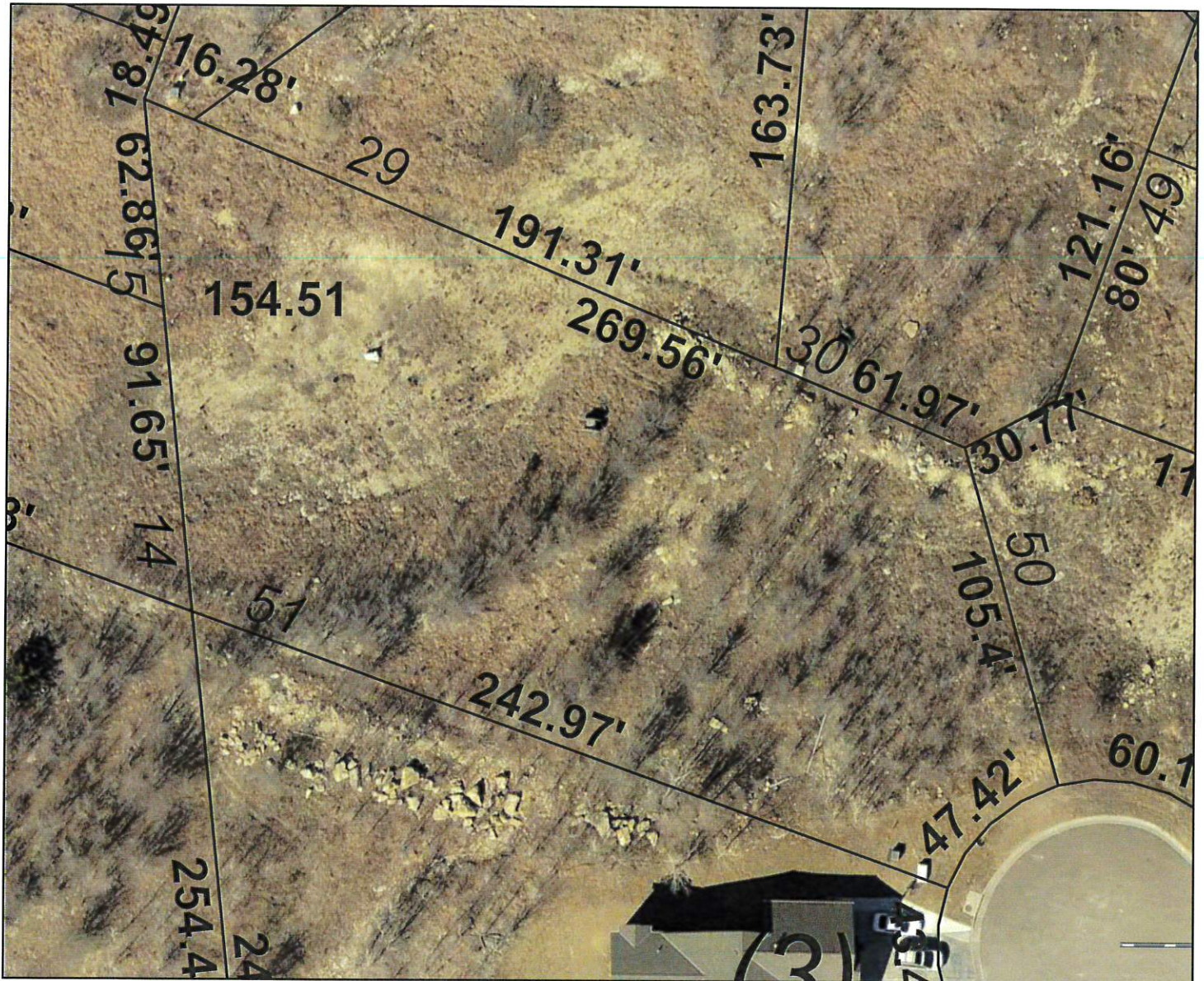

Savenia Robbins

Savenia Robbins
2009 Arrowhead CT
Junction City, KS 66441
254-291-6683

RECEIVED
MAY 19 2016
Junction City/Geary County
Planning and Zoning



Junction City Land Bank



DEER CREEK ADD #2 , BLOCK 3 , Lot 51 , SECTION 15 TOWNSHIP 12 RANGE 05

Sq. Ft. 35,611.65

Parcel ID: 1151503001039000

Tax ID: 1-057850X2

Appraised Value: \$16070



Junction City Land Bank



DEER CREEK ADD #2 , BLOCK 3 , Lot 53 , SECTION 15 TOWNSHIP 12 RANGE 05



Sq. Ft. 16,839

Parcel ID: 1151503001041000

Tax ID: 1-05750X4

Appraised Value: \$11800

